



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION
www.red.nv.gov

NOTICE & AGENDA OF PUBLIC MEETING
OF THE
NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE

AUGUST 11-13, 2015

The Nevada Commission of Appraisers of Real Estate will conduct a meeting beginning **TUESDAY, AUGUST 11, 2015, beginning at 9:00 AM and each day thereafter at 9:00 AM through THURSDAY, AUGUST 13, 2015, or until the Commission concludes its business** at the following location:

AUGUST 11-13, 2015 @ 9:00 A.M.
NEVADA STATE GAMING CONTROL BOARD
555 E. WASHINGTON AVE., HEARING ROOM 2450
LAS VEGAS, NV. 89101

VIDEO CONFERENCE:
NEVADA STATE GAMING CONTROL BOARD
1919 COLLEGE PARKWAY
CARSON CITY, NV. 89706

COMMISSIONERS WILL BE LOCATED IN LAS VEGAS & CARSON CITY, NEVADA

STACKED AGENDA: Below is an agenda of all items scheduled to be considered. Unless otherwise stated, items may be taken out of the order presented on the agenda by the discretion of the President. Items may also be combined for consideration or pulled or removed from the agenda at any time. Persons who have business before the Commission are solely responsible to see that they are present when their business is conducted. Public Comment may be limited to three minutes per person at the discretion of the President. The Commission may only take action on those items denoted as potential action items.

NOTICE: Prior to the commencement and conclusion of a contested case or a quasi-judicial proceeding that may affect the due process rights of an individual the Commission may refuse to consider public comment (NRS 233B.126).

NOTICE: Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call Claudia Rosolen at (702) 486-4606, prior to the meeting so arrangements may be conveniently made.

1) **COMMISSION/DIVISION BUSINESS:**

- A) Introduction of Commissioners in attendance.
- B) Introduction of Division staff in attendance.

2) **PUBLIC COMMENT:**

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit ten (10) copies to the Commission Coordinator. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

3) **FOR POSSIBLE ACTION: PETITION TO MODIFY COMMISSION'S LICENSE DENIAL APPEAL ORDER**

- A) Thomas E. Dugan, A.00206655-INTR
File No. S-645C-LDA-13-001

Note: Pursuant to NRS 241.030(1), The Nevada Commission of Appraisers of Real Estate may conduct a closed meeting to consider the character, allegations of misconduct, professional competence, or physical and mental health of a person."

- 1) Discussion in closed session.
- 2) Discussion and possible action in open session.

4) **DISCIPLINARY ACTION: HEARINGS AND POSSIBLE ACTION BY THE COMMISSION**

- 1. NRED v. **MICHAEL HATCH** for possible action
Case No. AP15.014.S
License No. A.0000317-CR (Active)
- 2. NRED v. **MICHAEL HATCH** for possible action
Case No. AP14.021.S
License No. A.0000317-CR (Active)
- 3. NRED v. **MICHAEL HATCH** for possible action
Case No. AP15.027.S
License No. A.0000317-CR (Active)

5) **ADVISORY REVIEW COMMITTEE INFORMAL CONFERENCE RECOMMENDATIONS FOR POSSIBLE ACTION:**

- 1. NRED v. **KERRI LEONARD** for possible action
Case No. AP15.016.S
License No. A.0205636-CR (Active)
- 2. NRED v. **CHUKWUNWEIKE UDOM** for possible action
Case No. AP15.015.S
License No. A.0007674-CR (Active)
- 3. NRED v. **TRAVIS GLIKO** for possible action
Case No. AP15.038.S
License No. A.0005721-CR (Active)

6) COMMISSION/DIVISION BUSINESS:

- A) Discussion regarding the Discipline report.
- B) Discussion regarding Appraisal Officer's report on compliance case load for FY 15-16, year to date.
- C) Discussion regarding Customary and Reasonable Fees in regard to the Dodd-Frank act.
- D) Discussion regarding the Administrator's report:
 - 1. Personnel
- E) Discussion regarding altering photos or utilizing photos from different sources in an appraisal report.
- F) Discussion regarding Arizona passing a law eliminating the Appraisal Board and related U.S. Supreme Court case. *North Carolina State Board of Dental Examiners v. Federal Trade Commission*, 574 U.S. ___, No. 13-354, (Feb. 25, 2015)
- G) For possible action: Discussion and decision regarding regulatory changes to NAC Chapter 645C including but not limited to:
 - 1. Amendments to NAC 645C.345 regarding requirements for receipt for continuing education credit to a licensee who develops a continuing education course.
- H) For possible action: Discussion and possible action to approve the minutes of the March 24, 2015 meeting.
- I) For possible action: Discussion and possible action on date, time, place and agenda items for upcoming meeting(s).
- J) Commissioner comments.
- K) For possible action: Discussion and decision regarding election of officers for FY 16.

7) EDUCATION: DISCUSSION AND POSSIBLE ACTION BY THE COMMISSION

The Commission may take the following actions:

- 1. To change the designation of any of the following courses; or
- 2. To approve or disapprove any of the following courses for the amount of hours requested, recommended or any amount the Commission deems appropriate.

FOR POSSIBLE ACTION: CONSENT AGENDA

- 1. Allterra Group
 - a. FHA Appraisals and Reporting Requirements, 7 hours
 - b. 2015 Regulatory Update/Best Practice, 7 hours
 - c. 2015 Keynote/The Future of Valuation, 7 hours
- 2. American Society of Farm Managers & Rural Appraisers
 - a. Understanding and Using Comparable Techniques, 7 hours
 - b. Introduction to Statistical Analysis for Appraisers, 8 hours
 - c. Rural Sales Analysis and Confirmation, 8 hours
 - d. Foundations of Appraisal Review, 40/36 hours
- 3. American Society of Farm Managers & Rural Appraisers, CA Chapter
 - a. Outlook 2015 Regional AG Tour, 8 hours
 - b. Outlook 2015 Agribusiness Conference, 8 hours
- 4. The Appraisal Institute
 - a. Online Appraising Convenience Stores, 7 hours
 - b. Online Thinking Outside the Form, 4 hours

- c. Online Small Hotel/Motel Valuation, 7 hours
 - d. AI Connect 2015 – Day 2 AM, 4 hours
 - e. AI Connect 2015 – Day 2 PM, 4 hours
 - f. AI Connect 2015 – Day 3, 4 hours
5. The Columbia Institute
 - a. FHA SFR Appraising Handbook 4000.1, 8 hours
 - b. Appraisal Review: Theory & Practice, 8 hours
 - c. 2015 Appraisal Summit & Expo, 7 hours
 6. Ken Hunsinger Seminars
 - a. Completing the FHA Appraisal Report, 7 hours
 7. McKissock
 - a. Strange but True: Appraising Complex Residential Properties, 7 hours
 - b. Appraisal Review for Commercial Appraisers, 7 hours
 - c. The new FHA Handbook 4000.1, 7 hours
 - d. The new FHA Handbook 4000.1, On line 7 hours
 - e. Adjustments: Supported or Not Supported, 7 hours
 - f. Managing Appraiser Liability, 6 hours
 8. National Association of Independent Fee Appraisers
 - a. Statistical Analysis and Expert Valuation, 3 hours
 - b. The Secrets to Hotel/Casino Valuation, 7 hours
 - c. Words of Wisdom from VA and FNMA, 4 hours
 - d. Preparing and Presenting Expert Valuation Testimony, 4 hours

FOR DISCUSSION

9. American Society of Farm Managers & Rural Appraisers, CA Chapter
 - a. In Depth Unmanned Aerial Systems Workshop, 7 hours
10. American Society of Farm Managers & Rural Appraisers
 - a. Agricultural Chattel Valuation, 16 hours
 - b. ASFMRA 86th Annual Convention Day 1, 6 hours
 - c. ASFMRA 86th Annual Convention Day 2, 3 hours
 - e. Rapid Fire Case Studies 2015, 6 hours
11. McKissock
 - a. Avoiding Mortgage Fraud for Appraisers, 7 hours
 - b. Expert Testimony: to Do or Not to Do – Webinar, 4 hours
 - c. Workfile: Your Best Defense Against an Offense – Webinar, 5 hours
 - d. Fannie Mae Appraisal Guidelines – Live Webinar, 4 hours
12. Appraisal Institute
 - a. FHA Appraising for Valuation Professionals, 7 hours

8) PUBLIC COMMENT

Members of the public are encouraged to address the Commission regarding any matter. However, no action may be taken on a matter. No comments may be made regarding a matter that is or may be the subject of a formal complaint before the Commission. Comment may not be limited based on viewpoint. Persons who desire to submit written testimony should submit ten (10) copies to the

Commission Coordinator. ***PUBLIC COMMENT MAY BE LIMITED TO THREE MINUTES PER PERSON AT THE DISCRETION OF THE CHAIRPERSON.***

9) **FOR POSSIBLE ACTION: ADJOURNMENT**

**THIS NOTICE AND AGENDA HAS BEEN POSTED ON OR BEFORE 9:00 A.M. ON THE
THIRD WORKING DAY BEFORE THE MEETING AT THE FOLLOWING LOCATIONS:**

Carson City Assessor
201 N. Carson Street, Suite 6
Carson City, NV 89701

Churchill County Assessor
155 N. Taylor Street, Suite 200
Fallon, NV 89406

Clark County Assessor
500 S. Grand Central Pkwy
Second Floor
Las Vegas, NV 89106

Douglas County Assessor
1616 8th Street
P.O. Box 218
Minden, NV 89423

Elko County Treasurer
571 Idaho St. Ste 101
Elko, NV 89801

Humboldt County Assessor
50 W. Fifth Street
Winnemucca, NV 89445

Lander County Assessor
315 S. Humboldt
Battle Mountain, NV 89820

Lyon County Assessor
Lyon County Courthouse
P.O. Box 460
Yerington, NV 89447

Mineral County Assessor
1st & A Street
P.O. Box 400
Hawthorne, NV 89515

Nevada Association of Realtors
760 Margrave Drive, Suite 200
Reno, NV 89510

Nevada Real Estate Division
2501 E. Sahara Avenue, Room 102
Las Vegas, NV 89104-4137

NDOT-Right of Way Division
123 E. Washington Avenue
Las Vegas, NV 89301

NDOT - Chief ROW Agent
Capitol Complex
Carson City, NV 89710

Nye County Assessor
Nye County Courthouse
P.O. Box 271
Tonopah, NV 89049

Pershing County Assessor
400 Main Street
P.O. Box 89
Lovelock, NV 89419

Reno-Carson-Tahoe-Appraisal Institute
P.O. Box 711
Reno, NV 89505

Washoe County Assessor
1001 E. 9th Street, P.O. Box 11130
Reno, NV 89520

White Pine County Assessor
White Pine County Courthouse
Campton Street, P.O. Box 830
Ely, NV 89301

Nevada Real Estate Division Website

**CONTACT FOR SUPPORTING MATERIALS
FOR LISTED AGENDA ITEMS:**

CLAUDIA ROOLEN
Commission Coordinator
Nevada Real Estate Division
2501 E. Sahara Avenue, Suite 303
Las Vegas, Nevada 89104
Phone: 702-486-4606
Email: croolen@red.state.nv.us

<http://www.red.nv.gov>